

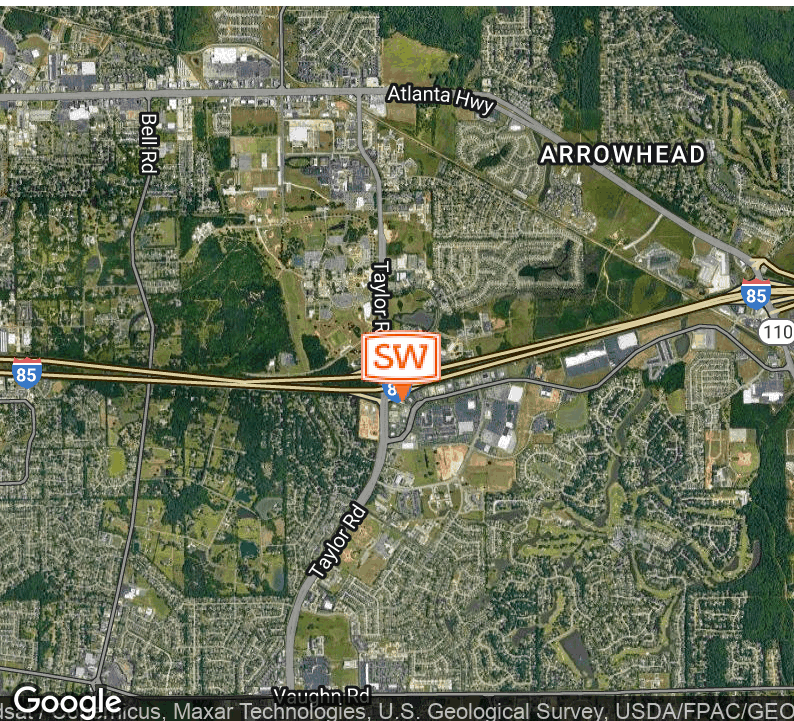
FOR LEASE

6971 Eastchase Loop

Montgomery, AL 36117



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Lease Rate:	\$25.75 NNN
Available SF:	5,040 SF
Lot Size:	0.68 acres

PROPERTY DETAILS

- 5,040 SF free-standing retail building: can be subdivided
- Excellent visibility and access from Eastchase Parkway
- Area retailers include: Target, Aldi, Costco, Bed Bath & Beyond, Kohl's, Dillards, and more
- Located less than 1 mile from Auburn University at Montgomery, home to over 5,500 students
- Parking: 33 spaces

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**WE LOVE
REAL ESTATE**

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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**SHANNON
WALTCHACK**

AUM
AUBURN UNIVERSITY
AT MONTGOMERY

Taylor Road
47,247 VPD

INTERSTATE
85 57,717 VPD



THE SHOPPES AT
EASTCHASE



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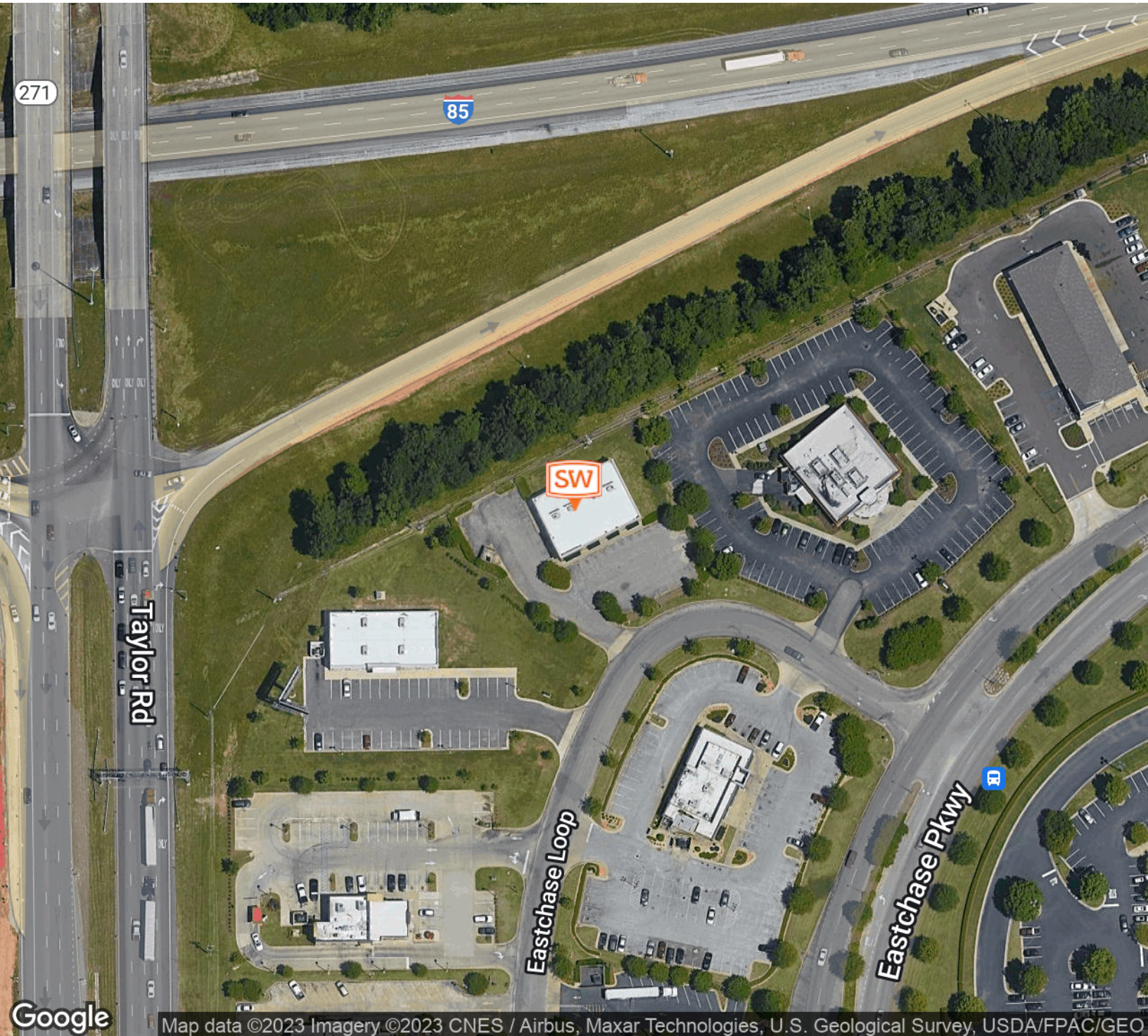
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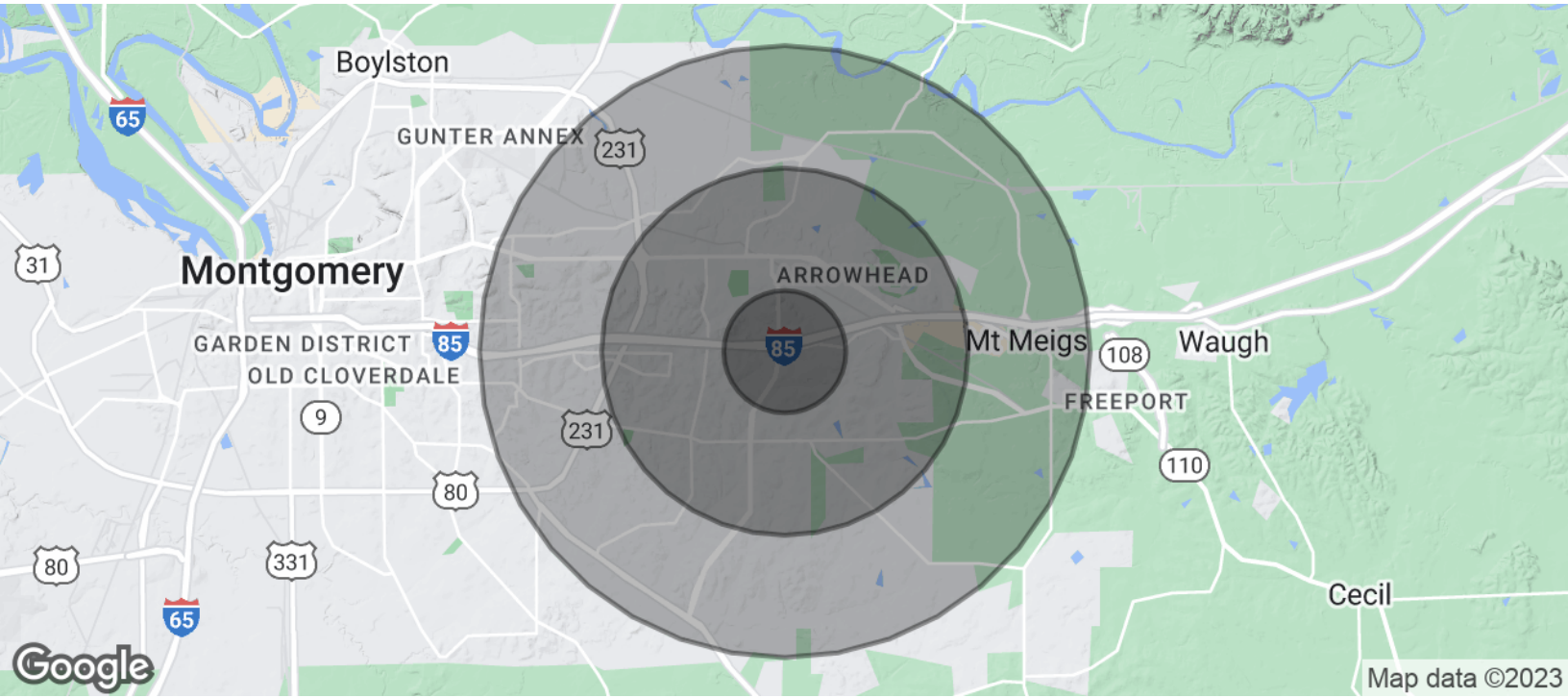
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,185	45,175	97,940
Average Age	42.6	37.3	37.1
Average Age (Male)	44.6	36.8	35.5
Average Age (Female)	41.6	38.5	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,623	21,498	44,747
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$104,625	\$81,468	\$75,816
Average House Value	\$256,935	\$190,159	\$167,559

* Demographic data derived from 2020 ACS - US Census

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